
Site Address:	18 Rivers Street, Waterlooville, PO7 5FR		
Proposal:	Proposal to convert ground floor garage to habitable accommodation.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00224	Expiry Date:	28/05/2024
Applicant:	Mrs Jaquie Morton		
Agent:	Mr Gordon Smith	Case Officer:	Robert Riley
	1st Garage Conversions		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two storey dwellinghouse built under outline planning permission APP/10/00828. The dwelling comprises of brickwork and render to the front elevation and an existing garage with a driveway to the front elevation providing car parking.
- 1.2 The area is located on the edge of the built up area of Waterlooville under policies CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and AL2 Havant Borough Local Plan (Allocations) 2014 and is on the edge of an area that would be considered both urban and residential, with the character of the street featuring two-storey rendered and brickwork dwellings.

2 Planning History

APP/10/00828 - Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for health care, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters for Approval Access only). Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycle ways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, the temporary closure of Havant Footpath No 11 and Southwick and Widley Footpath No 30, with suitable alternative route provided.
Permitted 18/03/2013

APP/15/01399 - Application for non-material change to Planning Permission
APP/10/00828 Design Code relating to kerb stones (Employment Hub only) and carriageways (site wide)., PERM,12/01/2016

APP/19/00302 - Application for non-material change to Planning Permission

APP/14/00032 relating to change of house type of Plot 1 from Tower house type to Shaftesbury house type and associated double garage., PERM,12/04/2019

APP/21/00643 - Application for Deed of Variation to S106 dated 30 March 2012 pursuant to Planning Permission APP/10/00828.

APP/23/00444 - Application for Non-material amendment to Planning Permission APP/21/01259 relating to split Plot 60-63 4 block terrace into two semi-detached units., PERM,17/11/2023

APP/23/00824 - Application for Non-material amendment to Planning Permission APP/21/01259 relating to substituting two plots to an existing house type on site., DEL,

3 Proposal

There is one proposal to the application site:

Proposal to convert ground floor garage to habitable accommodation. Permitted development rights to ordinarily do this, are prevented by a condition placed by the permission of APP/10/00828 as follows:

31 The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the provision and retention of the garage and parking spaces in the interests of the local amenity and highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comments received

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received

Councillor S Milne

No comments received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Car parking is already at a premium on the street, when the applicants family already return for extended periods (which could be the actual reason for the conversion due to a more permanent affair) this gives added pressure on the street.	The application has shown that sufficient parking to meet the Parking SPD's standards is able to be provided.
The end of the street, T-Junction, is not designated or designed as parking for visitors or residents and the applicants already park there on occasion as mentioned above. This gives added danger to pedestrians along with damage to other cars and property.	
Written confirmation from the applicant to reassure all residents that the parking on the T-Junction, to reduce the risk to pedestrians, will be avoided may allow a redaction of this objection	This is a private matter on an area of access driveways which are not adopted highways. The applicant has demonstrated on site parking to meet the Council's parking standards.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

Character

7.3 The works would be readily visible on the access driveway, however the works entail no extensions to the property but the removal of the existing garage door and its replacement by a window. Furthermore, the external works to turn the garage into a bedroom are considered to be in keeping with the existing dwelling and the character of the area, and therefore acceptable.

Materials

7.4 The external walls and windows would match the existing dwellinghouse and are considered acceptable.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 Due to the nature of the works, it is not considered that it would increase overshadowing, furthermore overlooking would not be an issue, as the additional windows would face woodlands. It is considered that the works would alter the current parking situation for the dwelling, however, the changes to parking would replace use of the garage with parking to the site frontage, with regards to this, the impacts upon neighbours are considered limited and acceptable.

7.7 Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that one letter of objection was received with respect to the scheme.

(iv) Parking

7.8 Due to the proposal to remove a garage that could be counted as a parking space, parking has been assessed during the application process. With regards to this, the

agents provided a parking plan showing space for 2 cars as required for a 3 bedroom house. This arrangement therefore meets the requirements for parking set out in the Havant Borough Council Parking SPD 2016.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties and parking. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00224

Subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

AMENDED SITE LOCATION PLAN: Uploaded 28/05/24
PARKING PLAN: Dated 26/03/24
EXISTING AND PROPOSED ELEVATIONS, FLOOR PLANS, BLOCK and CAR PARKING PLAN April 2024 Uploaded 02/04/24
BLOCK PLAN Uploaded 26/03/24

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.